Karen Johnson Davidson County
Batch# 1315272 DEEDWARRSP
08/27/2025 08:57:30 AM 6 pgs
Fees: $33.00 Taxes: $45,122.85
20250827-0068482

**This instrument prepared by:**

Woods Rogers Vandeventer Black, PLC
101 W Main Street, Suite 500
Norfolk, VA 23510
Richard J. Crouch

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**SPECIAL WARRANTY DEED**

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| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | TAX ID NO's. |
|---|---|---|
| 1815 Ivy Crest Drive<br>Brentwood, TN 37027 | c/o Bluecrest Capital Advisors<br>1815 Ivy Crest Drive<br>Brentwood, TN 37027 | 095-00-0-115.00 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CCP-ROYAL, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **BCA ROYAL PARKWAY, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in **Davidson County**, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

This is improved property with a street address of 510 Royal Parkway, Nashville, TN 37214.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise, subject however to all taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

Date: August 26, 2025

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed as of the date and year first written above.

**GRANTOR:**

**CCP-ROYAL, LLC**
a Delaware limited liability company

By: CCP NASHVILLE OFFICE-FLEX, LLC,
a Virginia limited liability company, its Manager

By: CCP MANAGER NASHVILLE OFFICE-FLEX, LLC
a Virginia limited liability company, its Manager

By: CONTINENTAL CAPITAL PARTNERS, LLC
a Virginia limited liability company, its Manager

By: _____
Jeremy R. McLendon, Authorized Manager

COMMONWEALTH OF VIRGINIA
CITY OF VIRGINIA BEACH, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Jeremy R. McLendon, in his capacity as Authorized Manager of Continental Capital Partners, LLC, a Virginia limited liability company, in its capacity as Manager of CCP Manager Nashville Office-Flex, LLC, a Virginia limited liability company, in its capacity as Manager of CCP Nashville Office-Flex, LLC, a Virginia limited liability company, in its capacity as Manager of CCP-Royal, LLC, a Delaware limited liability company, has personally appeared before me and acknowledged the due execution of the foregoing instrument, this 19 day of August, 2025, on its behalf.

Benson L H Powell
Notary Public

My Commission Expires: April 30, 2026
Notary Registration No.: 7322931
SEAL

BENSON L. H. POWELL
COMMONWEALTH
REGISTRATION NO.
7322931
MY COMM. EXPIRES
4/30/2026
OF VIRGINIA
NOTARY PUBLIC

[Signature Page to Special Warranty Deed]

## VALUE AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,195,364.00.

**AFFIANT**:

**BCA ROYAL PARKWAY, LLC,**
a Delaware limited liability company

By: BCA GP Royal Parkway, LLC, a Delaware limited liability company
Its: Manager

By: _____
Name: Scott Porter
Its: Manager

Subscribed and sworn to before me this 21 day of August, 2025.

_____
Notary Public

My Commission Expires: 3/6/2029

ALISA CORAZZA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2029

[Signature Page to Special Warranty Deed – Affidavit of Value]

## EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

**Land in Davidson County, Tennessee, being Lot 2 of the Greenbriar Business Park of record in Plat Book 6900, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Included in the above but excluded therefrom is that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Book 9637, Page 947, Register's Office for Davidson County, Tennessee and described as follows:**

**BEGINNING at a point on the existing southerly right-of-way margin of Royal Parkway, said point being in the northwesterly corner of the aforementioned Joseph V. Russell & Associates property located along a curve left, from the Northeast property corner of the aforementioned property and the Northwest corner of the property held by Royal Park Investment, L.P., a chord bearing of N 08 deg. 25' 20" E, a Chord length of 32.90 feet, a radius of 50.00 feet, an arc length of 33.52 feet to the said point of beginning, thence from said point of beginning along the said existing right-of-way margin, a curve to the left, bearing N 33 deg. 07' 05" W, a radius of 50.00 feet, an included angle of 44 deg. 40' 02", and an arc length of 38,96 feet to a point; thence along a curve to the right, a chord bearing of N 46 deg. 2' 08" W, a radius of 980.64 feet, an included angle of 17 deg. 55' 59" and an arc length of 306.93 feet to a point, thence N 37 deg. 31' 08" W, 249.21 feet to a point, thence a curve to the left, bearing N 54 deg. 00' 41" W, a radius of 361.77 feet, an included angle of 30 deg. 59' 05" and an arc length of 195.64 feet to a point, thence a curve to the left bearing S 62 deg. 29' 55" W, a radius of 50.00 feet, an included angle of 97 deg. 59' 44", and an arc length of 85.52 feet to a point, thence an arc to the left bearing S 11 deg. 01' 27" W, a radius of 293.83 feet, an included angle of 4 deg. 26' 21", and a arc length of 22.77 feet to a point on the East right-of-way margin of Perimeter Place Drive, thence along the new Southerly right-of-way margin of Royal Parkway, a curve to the right, a chord bearing of which is N 61 deg. 39' 20" E, a Radius of 50.00 feet, an included angle of 96 deg. 49' 24", and an arc length of 84.49 feet to a point, thence an arc to the right, the Chord bearing of which is S 53 deg. 47' 36" E, a radius of 315.60 feet; an included angle of 32 deg. 16' 45", and an arc length of 177.,80 feet to a point, thence S. 37 deg. 39' 13" E, 240.20 feet to a point. thence an arc to the left, a chord bearing of S 46 deg. 38' 32" E, a radius of 997.43 feet, an included angle of 17 deg. 58' 38", and an arc length of 312,.96 feet to a point, thence along a line S 55 deg. 37' 52" E, 47.41 feet to the point of beginning, containing 0.3595 acres, more or less.**

BEING the same property conveyed to CCP-Royal, LLC, a Delaware limited liability company by Special Warranty Deed from Albany Road-Royal LLC recorded May 4, 2018 as Instrument No. 20180504-0043089, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Leslie White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 26, 2025 (date of document).

Leslie White
Affiant Signature

August 26, 2025
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 26th. day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/2/27

NOTARY'S SEAL

RA'CHEL SERACH
My Notary ID # 130177752
Expires April 2, 2027